



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 9, 2005 REPORT NO. HO-05-021

ATTENTION: Hearing Officer

SUBJECT: PACIFIC CENTER -
PTS PROJECT NUMBER: 31792

LOCATION: 5870 – 5880 Pacific Center Boulevard

APPLICANT: Kentoo L.L.C, applicants, and;
Partners Planning and Engineering, engineer

SUMMARY

Requested Action - Should the Hearing Officer approve a Tentative Map No. 87533 and Coastal Development Permit No. 87489?

Staff Recommendation - APPROVE an application for Tentative Map No. 87533 and Coastal Development Permit No. 87489.

Community Planning Group Recommendation – On September 20, 2004, the Mira Mesa Community Planning Group voted unanimously to recommend approval of Tentative Map No. 87533 and Coastal Development Permit No. 87489.

Environmental Review – The City of San Diego, as Lead Agency, has determined this project is exempt from environmental review pursuant to Article 19, Section 15301 of the State of California Environmental Quality Act (CEQA) for existing facilities.

BACKGROUND

The subject property is a 3.541 acre developed site with two existing two-story tilt-up concrete buildings, parking lots, and landscape improvements located at 5870 and 5880 Pacific Center Boulevard, north of Mira Mesa Boulevard, east of Pacific Heights Boulevard, and west of Pacific Center Court within the IL-2-1, Coastal Overlay (non-appealable), and Airport Environs Zones of the Mira Mesa Community Plan area. The existing site, known as Parcel No. 1 of Parcel Map No. 15397, is part of the overall Pacific Center Corporate Center Unit 2, Planned Industrial Development (PID) Permit No. 88-0133, an amendment to PID Permit No. 87-0740. Both buildings and improvements were constructed in 1989.

DISCUSSION

Project Description:

The project proposes the subdivision of the existing 3.541 acre parcel with two building structures and associated amenities into two parcel lots. The proposed Parcel No.1 will be a 1.793 acre lot with an existing 29,197 square foot building along with parking and landscape improvements. Proposed Parcel No. 2 will be a 1.748 acre lot with an existing 23,925 square foot building along with parking and landscape improvements.

Community Plan and Land Use Analysis:

The project site is located in an area identified as Industrial Park in the Mira Mesa Community Plan (MMCP). No change is proposed to the existing light industrial use on the property and the proposed tentative map conforms with the identified land use designation of the MMCP. The subject property falls within the Sorrento Mesa Subarea, as identified in the MMCP. One of the concerns raised by the Industrial Land Use Element of the MMCP (p. 84) for this Subarea is that the underlying zoning applied to some of the properties in the area, such as the IL-2-1 zone applied to this property, facilitates the reversion of industrially-designated property to office and retail uses. According to the MMCP, one of the factors that facilitates this reversion is the "...subdivision of land into small lots (15,000 sq. ft.) that are more suitable for office and freestanding retail uses than manufacturing uses." In order to prevent the erosion of lands for industrial use, the Industrial Land Use Element of the MMCP (p. 86) recommends that "Industrial lot sizes should be a minimum of 80,000 square feet. The individual lot size may be less if developed within a comprehensively designed master-planned project which exceeds an overall site area of 80,000 square feet..." The proposed subdivision creates two parcels that are slightly less than the minimum 80,000 square feet (Parcel 1: 78,100 sq. ft.; Parcel 2: 76,131 sq.ft.). However, as noted early in the background, this project site is part of the overall Pacific Center Corporate Center Unit 2, Planned Industrial Development (PID) Permit No. 88-0133, an amendment to PID Permit No. 87-0740 of which allowed development of twenty-seven industrial lots within approximate 129.4 acre (5,636,664 sq.ft) site and therefore, the project is consistent with the adopted MMCP.

The existing site has been developed in accordance with the Pacific Center Corporate Center Unit 2, Planned Industrial Development (PID) Permit No. 88-0133, an amendment to PID Permit No. 87-0740 of which does not preclude the proposed subdivision of the lot.

Conclusion:

The San Diego Municipal Code Section 125.0430 establishes a process allowing an applicant to request, and the Hearing Officer to approve a Tentative Map if the proposed subdivision complies with the Subdivision Map Act and all local regulations. When development is proposed, consistency with all zoning regulations will be required. Staff has determined the proposed Tentative Map conforms to the requirements of the State Subdivision Map Act and all

regulations and policies of the San Diego Municipal Code. The project meets all requirements of the existing IL-2-1 zone and is consistent with the General Plan and the adopted Mira Mesa Community Plan and Local Coastal Program Land Use Plan. Therefore, City staff recommends approval of Tentative Map No. 87533 and Coastal Development Permit No. 87489 subject to conditions.

ALTERNATIVES

1. Approve Tentative Map No. 87533 and Coastal Development Permit No. 87489 with modifications.
2. Deny Tentative Map No. 87533 and Coastal Development Permit No. 87489 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Tim Daly, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Data Sheet
4. Copy of Project Plans (forwarded to HO)
5. Draft TM Resolution with Findings
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Copy of Public Notice
9. Approved PID No. 88-0133
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology Sheet

Job Order Number 422595

rev 10/20/03 dcj